

Westfield-Washington Advisory Plan Commission held a meeting on Monday, April 18, 2011 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Cindy Spoljaric, Dan Degnan, Robert Horkay, Steve Hoover, Bill Sanders, Bob Spraetz, and Danielle Tolan.

**City Staff Present:** Kevin Todd, Senior Planner; Jennifer Miller, Senior Planner; Andrew Murray, Planner; and Brian Zaiger, City Attorney

**Approval of the Minutes**

Motion to approve the April 4, 2011 minutes as presented.

Motion: Spraetz; Second: Hoover; Vote: Passed by Voice Vote

Todd reviewed the Advisory Plan Commission Rules of Procedure as well as the Public Hearing Rules of Procedure .

**ITEMS OF BUSINESS**

Case No.	1104-DP-03 & 1104-SIT-02
Petitioner	Automatic Pool Covers, Inc.
Description	17397 Oak Ridge Road
	Petitioner requests a Development Plan Review and a Site Plan Review for a new 50,557 square-foot building on approximately 8.5 acres, located in the Custom Commerce Park PUD.

Murray reviewed the petition and distributed a copy of an email message received today from a Westfield citizen to the Commission members. He further stated that since the public hearing, the petitioner submitted fully compliant plans.

Sanders asked Park and Recreation Director, Melody Jones, if she was satisfied with the acceleration lane coming across the Midland Trail.

Jones responded that the petitioner worked with the Community Development staff and the Westfield Public Works Department so that the lane would be designed in a way so that it would not cut across the trail access.

Motion to approve 1104-DP-03 & 1104-SIT-02 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office.

Motion: Horkay; Second: Spraetz; Vote: 7-0

1 Todd gave an update on 1104-PUD-04, Oak Ridge Pointe PUD Amendment, stating that this item is  
2 being continued this evening. He added that staff has met with the petitioner and reviewed the draft State  
3 Highway 32 Overlay Zone. He added that the petitioner has agreed to default to the draft overlay as  
4 proposed, with a few exceptions, which will be included in the resubmittal for the next meeting. Todd  
5 stated that the petitioner plans to be before the Commission at the May 2, 2011 meeting.

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7  
8 Case No. 1104-ZOA-03  
9 Petitioner City of Westfield  
10 Description State Road 32 Overlay Zone  
11 Petitioner is proposing a zoning text amendment to the Westfield-Washington  
12 Township Zoning Ordinance to add section WC 16.04.065 – State Highway 32 Overlay  
13 Zone (including development and design standards within the State Highway 32  
14 corridor), and repealing sections WC 16.04.075 (the existing State Highway 32 corridor  
15 development standards) and WC 16.04.077 (the existing State Highway 32 landscaping  
16 standards) from the Westfield-Washington Township Zoning Ordinance.  
17

18 Murray reviewed the petition, which is the proposal of the State Highway 32 Overlay Zone standards as  
19 recommended by the Westfield City Council Subcommittee on Ordinance Revisions. He stated that the  
20 overlay zone would apply across the entire jurisdiction, with a few noted exceptions: the downtown area,  
21 Jolietville, Eagletown and the platted area of Sandpiper Lakes subdivision. Murray stated that the primary  
22 land use for the State Highway 32 corridor is intended for commercial businesses, not retail. He noted,  
23 that it is understood, however, that there will be pockets of retail along the highway, which will meet the  
24 service needs of the employment corridor. He discussed key components of the ordinance, including  
25 heightened architectural and landscaping requirements, improved access management, less restrictive  
26 building heights, lot sizes and square footage requirements, and a new trail corridor along the State  
27 Highway 32 frontage.  
28

29 A Public Hearing opened at 7:18 p.m.  
30

31 Ms. Linda Naas, representing 161<sup>st</sup> Street neighbors and some agricultural neighbors on SR 32, expressed  
32 several concerns, including: a better way to review proposed changes to ordinances when comparing to  
33 current ordinances; specific wording stating that existing properties were grandfathered; making sure  
34 that the City is not painting itself into a corner in case development does not come; and lastly,  
35 consideration to existing properties when new construction is being built.  
36

37 Public Hearing closed at 7:21 p.m.  
38

39 Murray responded to public comments, stating that the City Council Subcommittee on Ordinance  
40 Revisions will discuss these items at their meeting next week and provide revisions to the draft ordinance  
41 as necessary.  
42

43 Horkay asked what the distance is to the between State Road 32 and the Midland Trace Trail.  
44

45 Jon Dobosiewicz responded that the distance is approximately 880 feet.  
46

47 Sanders expressed concern about the standard requiring offsets on long building expanses. He explained  
48 that his concern is with the cost they may add to a project and the problems they may cause regarding  
49 wind and trash debris.  
50

1 **APC MEMBER COMMENTS**

2  
3 Degnan expressed concern about the construction noise at night on the 146<sup>th</sup> Street bridge over U.S. 31.

4  
5 Zaiger stated that citizens can call the County to express concerns about construction noise in the evening.

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8  
9 **ADJOURNMENT** (7:35 p.m.)

10  
11 Approved (date)

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13 \_\_\_\_\_  
14 President, Robert Smith, Esq.

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16 \_\_\_\_\_  
17 Vice President, Cindy Spoljaric

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19 \_\_\_\_\_  
20 Secretary, Matthew S. Skelton, Esq.